

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2018 Legislative Session**

Bill No. CB-63-2018  
Chapter No. 45  
Proposed and Presented by Council Member Franklin  
Introduced by Council Member Franklin  
Co-Sponsors \_\_\_\_\_  
Date of Introduction September 25, 2018

**ZONING BILL**

1 AN ORDINANCE concerning

2 R-R Zone

3 For the purpose of permitting townhouses in the R-R (Rural Residential) Zone, under certain  
4 circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-441(b),  
7 The Zoning Ordinance of Prince George's County, Maryland,  
8 being also  
9 **SUBTITLE 27. ZONING.**  
10 The Prince George's County Code  
11 (2015 Edition, 2017 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
14 District in Prince George's County, Maryland, that Section 27-441(b) of the Zoning Ordinance of  
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**  
18 **PART 5. RESIDENTIAL ZONES.**  
19 **DIVISION 3. USES PERMITTED.**

Sec. 27-441. Uses permitted.

(b) TABLE OF USES.

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
<b>(7) Residential/Lodging:</b>									
* * * * *	*	*	*	*	*	*	*	*	*
Townhouse, all others	X	X	X	X	P <sup>79, 120, 123, 126</sup>	X <sup>48</sup>	P <sup>48, 111, 124</sup>	X <sup>48</sup>	P <sup>2</sup>
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
<b>(7) Residential/Lodging:</b>								
* * * * *	*	*	*	*	*	*	*	*
Townhouse, all others	P <sup>125</sup>	SE	SE	SE	SE	X	X	X
* * * * *	*	*	*	*	*	*	*	*

**1 2 6** Notwithstanding any other provision of this Part, townhouses are a permitted use, provided:

- (A) The use is located on property that is greater than fifty (50) acres in size;
- (B) The property, or a portion thereof, is located in a Local Center as designated in the General Plan;
- (C) The property has frontage on a roadway with a functional transportation classification as a freeway on the applicable Master Plan; and
- (D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage, frontage, setbacks, density, landscaping and other requirements or regulations of the R-R Zone shall not apply. All such dimensional requirements shall be those approved in accordance with such requirements applicable to the M-X-T Zone in the Detailed Site Plan including architectural elevations.

1 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the  
2 date of its adoption.

Adopted this 23rd day of October, 2018.

COUNTY COUNCIL OF PRINCE GEORGE’S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE’S COUNTY,  
MARYLAND

BY: \_\_\_\_\_  
Dannielle M. Glaros  
Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

KEY:  
Underscoring indicates language added to existing law.  
[Brackets] indicate language deleted from existing law.  
Asterisks \*\*\* indicate intervening existing Code provisions that remain unchanged.